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## Planning Commission Public Hearing

**TO:** PLANNING COMMISSION

**FROM:** SYDNEY BETHEL, PLANNER II *SB*  
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

**THROUGH:** AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

**MEETING DATE:** FEBRUARY 6, 2019

**SUBJECT: S18-18, ASPIRE HERITAGE DISTRICT STRATEGIC INITIATIVE:**  
Community Livability

The proposal will allow for the development of a multi-family townhome residential product.

### **REQUEST**

Approve the Findings of Fact and approve S18-18 Aspire Heritage District: Preliminary Plat for thirty-two (32) residential home lots (Lots 1-32) on approximately 2.47 acres of real property generally located at the northeast corner of Vaughn Avenue and Palm Street in the Multi-Family/Low (MF/L) zoning district.

### **APPLICANT/OWNER**

Company: Pew & Lakes, PLC  
Name: Reese L. Anderson  
Address: 1744 S. Val Vista Dr., Ste. 217  
Mesa, AZ 85204  
Phone: 480-461-4670  
Email: [reese.anderson@pewandlake.com](mailto:reese.anderson@pewandlake.com)

Company: EB Development, LLC  
Address: 270 E. Ivanhoe St.  
Gilbert, AZ 85295  
Phone: 480-582-8400  
Email: [bryson@live-aspire.com](mailto:bryson@live-aspire.com)

## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>November 21, 2018</i>	The Redevelopment Commission heard DR18-183 and S18-18 as a Study Session item.
<i>December 5, 2018</i>	The Planning Commission reviewed S18-18 as a Study Session item.
<i>January 16, 2019</i>	The Redevelopment Commission recommended approval of S18-18.

### **Overview**

The subject site is generally located at the northeast corner of Vaughn Avenue and Palm Street on approximately 2.47 acres, zoned Multi-Family/Low (MF/L) within the Heritage District Overlay Zoning District. The proposed gated residential community consists of thirty-two (32) townhome units connected by a private drive with a centralized community amenity area. The development is comprised of three (3) unit types with A and B units being two-stories in height and C units being two-stories in height with a roof top patio.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Utility/Transportation Corridor	Public Facility/Institutional (PF/I)	Powerline Trail and Consolidated Canal
South	Residential > 5-8 DU/Acre	Multi-Family Low (MF/L)	Existing Single Family Residence
East	Residential > 3.5-5 DU/Acre	Single Family-6 (SF-6) PAD	Existing Stonebridge Lakes Manor Single Family Subdivision
West	Residential > 8-14 DU/Acre	Multi-Family Low (MF/L)	Existing Vaughn Manor Condominiums
Site	Residential > 8-14 DU/Acre	Multi-Family Low (MF/L)	Vacant Lot

## **DISCUSSION**

### **Preliminary Plat Summary**

The preliminary plat consist of thirty-two (32) lots with a minimum lot dimension of 21' by 53.5' which encompasses approximately 0.98 acres of the site. The other approximately 1.43 acres includes private roads, parking, common areas, landscaping, solid waste pick up, drainage, retention, and public utility easements. The development as proposed is in conformance with the existing General Plan land use designation density threshold of Residential > 8-14 DU/Acre units with a proposed density of approximately 12.97 DU/Acre. A table of the proposed lots and tracts is provided below.

<b>Lot Type</b>	<b>Total</b>
21' x 53.5' (min.)	10
25' x 53.5'	10
26' x 56.5'	6
27' x 56.5' (max)	6
<b>Total Lots</b>	<b>32</b>
Total Lots (Acres)	0.98
Tract A - Common Areas, Landscaping, Drainage, Retention (Acres)	0.85
Tract B – Private Street (Acres)	0.59
Total Acres (approx.)	2.41
<b>Density (DU/Acre)</b>	<b>12.97</b>

The subject site has one (1) point of vehicular access located at the intersection of Vaughn Avenue and Palm Street. Internally, the site consists of a central private drive that connects to four (4) alleys. The main private drive is approximately 29' in width with the each alleys being approximately 22' wide. Each proposed unit includes a two (2) car garage located in the rear of each building cluster for resident parking. For guest parking, a total of eight (8) parking spaces have been provided; the spaces are located adjacent to the amenity area.

Pedestrian pathways are located within the site along with two (2) pedestrian gates. One (1) pedestrian gate is located at the site entrance and the other in the rear of the site, providing access to the Powerline Trail/Consolidated Canal. The sidewalks provided internally are 4' wide. The applicant is proposing individual roll-out containers for refuse, which will be placed along the main private drive for pick-up and will be stored within each individual unit's garage when not in use. The presently proposed refuse plan still presents concern due to the potential impact of the trash cans infringing on the garage space for parking. If issues arise at a later date due to the proposed refuse plan, it will be the responsibility of the Home Owner's Association to address the issue.

To preserve the intended architectural aesthetic and landscaped space of the project and surrounding developments, a technical variance has been submitted to the Town Engineering Department for the installation of water meter boxes with less than the required 2' clearance to hard structures specified in the Town of Gilbert Standard Detail GIL-310.

#### **Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC</b>	<b>Proposed</b>
Maximum Height (ft.)/Stories	36'	30' A & B Lots 36' C Lots
Minimum Building Setbacks (ft.)		

Front (Adjacent to Multi-Family or Non-Residential)	10'	10'
Side, West (Adjacent to Multi-Family or Non-Residential)	10'	10'
Side, East (Adjacent to Single Family)	15'	15'
Rear (Adjacent to Multi-Family or Non-Residential)	10'	10'
Landscaping (% of net lot area)	40%	40%
Off-Street Parking and Loading		
Residential Parking	2 spaces per unit-64 spaces	64 spaces
Guest Parking	0.25 spaces per unit - 8 spaces	8 spaces
Total Parking Spaces	72 spaces	72 spaces

### **Open Space Plan/ Landscape Plan**

The site contains one (1) amenity area located toward the center of the site. The amenity area includes a swimming pool, cabana, and grass play area. The existing walls to the east and west are to remain with new perimeter walls proposed to the north, south, and adjacent to the vehicular entrance. To the south, abutting an existing single family residence, the wall is to be 8' solid CMU. The site fence wall adjacent to the entrance, at the northeast corner, is proposed to be a decorative metal view fence painted dark charcoal. To the north, along the canal, a 6' view wall consisting of 4' of CMU block and 2' of decorative metal view fence feature on the top is proposed.

The currently proposed landscape plan generally meets the requirements of the Land Development Code and the Heritage District Design Guidelines. The landscaping was adjusted to comply with the approved Heritage District Plant Palette with only two (2) proposed plants deviating: the Date Palms and Prostrate Rosemary. Date Palms have been removed from the front entrance, as seen in the previously presented landscape plan, and are presently concentrated around the pool area. The front entrance is now lined with Red Push Chinese Pistache as the focal tree and Purple Trailing Lantana, Bougainvillea Vine, Regal Mist, and Cape Honeysuckle as accent plants and groundcover. The Prostrate Rosemary is focused along the entrances of the townhomes and internally within the walled courtyards within the units.

The proposed project is less than twenty (20) acres; therefore, the Open Space Plan will be reviewed and approved administratively by staff after Planning Commission's approval of the preliminary plat.

### **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has not received any comments from the public at this time.



## **STUDY SESSION AND PUBLIC HEARING COMMENTS**

The project was reviewed as a study session item at both the Redevelopment Commission (RDC) Study Session conducted on November 21, 2018 and the Planning Commission (PC) Study Session conducted on December 5, 2018. This item was heard by the Redevelopment Commission on January 16, 2019 for a formal recommendation. The following comments were brought forth by the Redevelopment Commission and Planning Commission Members:

- Members of the PC and RDC expressed concerns about the amount of parking provided for the site, specifically the amount of guest parking.
  - *The residential and guest parking proposed complies with the LDC, the applicant respectfully chose to not provide additional parking beyond what is required.*
- Members of the PC and RDC were in favor of the view fences proposed on the site and proposed that the vehicular gate be replaced with a type of view fencing to increase a sense of openness.
  - *The vehicular entry gate currently proposed now includes spaces between the tube steel slates, which maintains the original design while creating a sense of openness.*
- Members of the RDC were in favor of adding a pedestrian gate and walkway to the south of the entrance to increase pedestrian walkability and connectivity. Members of the PC did not believe that a second pedestrian gate at the entrance was necessary but the currently proposed pedestrian gate should be more defined to increase visibility.
  - *The applicant respectfully decided to not add an additional pedestrian gate to the entrance of the site.*
- Members of the PC and RDC expressed concern about the proposed plant palette and its compatibility with the character of the Heritage District.
  - *The landscaping was adjusted to comply with the approved Heritage District Plant Palette with only two (2) proposed plants deviating: the Date Palms and Prostrate Rosemary. Date Palms are still included in the proposed plant palette but have been removed from the front entrance and are concentrated around the pool area. Staff is finalizing the review of the Open Space Plan and landscaping.*
- Members of the PC expressed concerns over the color and material of the proposed fences and walls, specifically the painted CMU block fence, stating that the fencing may look cheap and plain unless it translates very well into the architecture of the buildings.
  - *The applicant respectfully decided to not modify the color or material of the proposed CMU block fences.*
- Members of the RDC inquired about how the individual refuse containers would be screened when not in use and wanted to see some alternative refuse options in addition to what was proposed.
  - *The containers will be placed along the main private drive for pick-up and will be stored within each individual unit's garage when not in use. The applicant did modify the originally proposed placement of the containers to remove them from*

*the landscape area along the drive and the northern portion of the site where the containers were impeding the fire and refuse turn-around radius.*

### **REDEVELOPMENT COMMISSION RECOMMENDATION**

The Redevelopment Commission heard S18-18 at the November 21, 2018 Study Session and at the January 16, 2019 Public Hearing. The Redevelopment Commission unanimously (3-0 vote) recommended approval to Planning Commission of S18-18 Aspire Heritage District at the January 16, 2019 hearing.

### **STAFF RECOMMENDATION**

Approve the Findings of Fact and S18-18 Aspire Heritage District: Preliminary Plat for thirty-two (32) residential home lots (Lots 1-32) on approximately 2.47 acres of real property generally located at the northeast corner of Vaughn Avenue and Palm Street in the Multi-Family/Low (MF/L) zoning district, subject to the following conditions:

1. The Final Plat and Open Space Plan for Aspire Heritage District and construction of the project shall be in substantial conformance with Exhibit 5 Preliminary Plat and Exhibit 6 Grading and Drainage approved by the Planning Commission/ Design Review Board at the February 6, 2018 public hearing. Exhibit 7, the Open Space Plan to be approved administratively by staff.
2. The existing perimeter wall will be used as is or if needed, will be repaired or replaced by the Developer in coordination with adjacent property owners. Town approval will be required.
3. Future proposed signage complying with the Land Development Code shall be approved administratively by Planning Staff prior to submitting for sign permits.
4. A technical variance must be approved by the Town Engineer prior to final plat application to modify the Town of Gilbert Standard Detail GIL-310 pertaining to the installation of water meter boxes.

Respectfully submitted,



Sydney Bethel  
Planner II

### **Attachments and Enclosures:**

#### **Attachments:**

- 1) Findings of Fact
- 2) NOPH
- 3) Aerial Photo
- 4) Site Plan

- 5) Preliminary Plat
- 6) Grading and Drainage
- 7) Open Space Plan

## **FINDINGS OF FACT**

### **S18-18, Aspire Heritage District**

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

## **Notice of Public Hearing**

**REDEVELOPMENT COMMISSION DATE:**  
**PLANNING COMMISSION DATE:**

**Wednesday, January 16, 2019\* TIME: 6:30 PM**  
**Wednesday, February 6, 2019\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center**  
**Council Chambers**  
**50 E. Civic Center Drive**

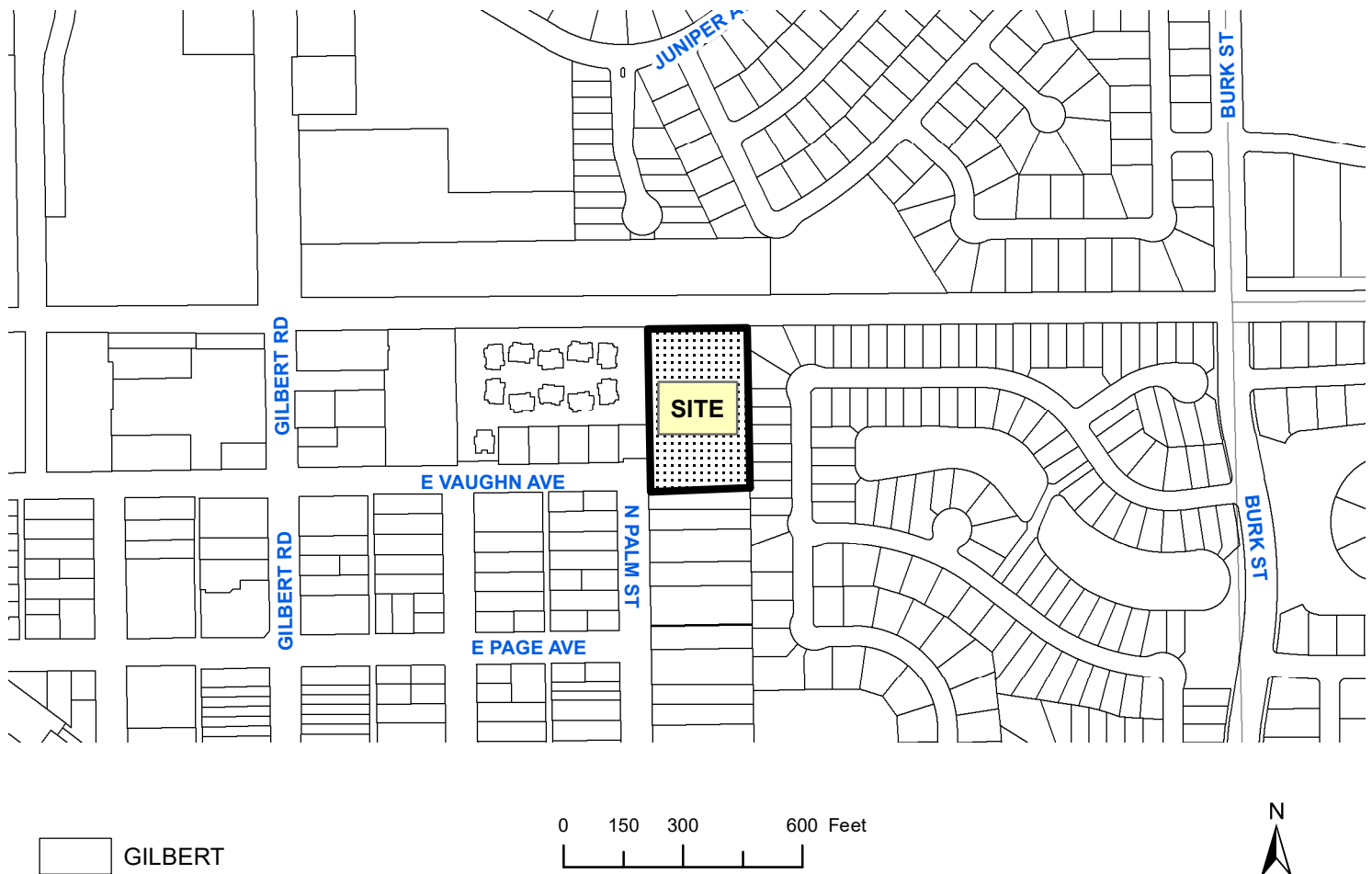
**\* Call Planning Department to verify date and time:**  
**(480) 503-6721**

### **REQUESTED ACTION:**

S18-18 Aspire Heritage District: Preliminary Plat for Aspire Heritage District, for 32 residential home lots (Lots 1-32) on approximately 2.47 acres of real property generally located at the northeast corner of Vaughn Avenue and Palm Street in the Multi-Family/Low (MFL) zoning district.

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

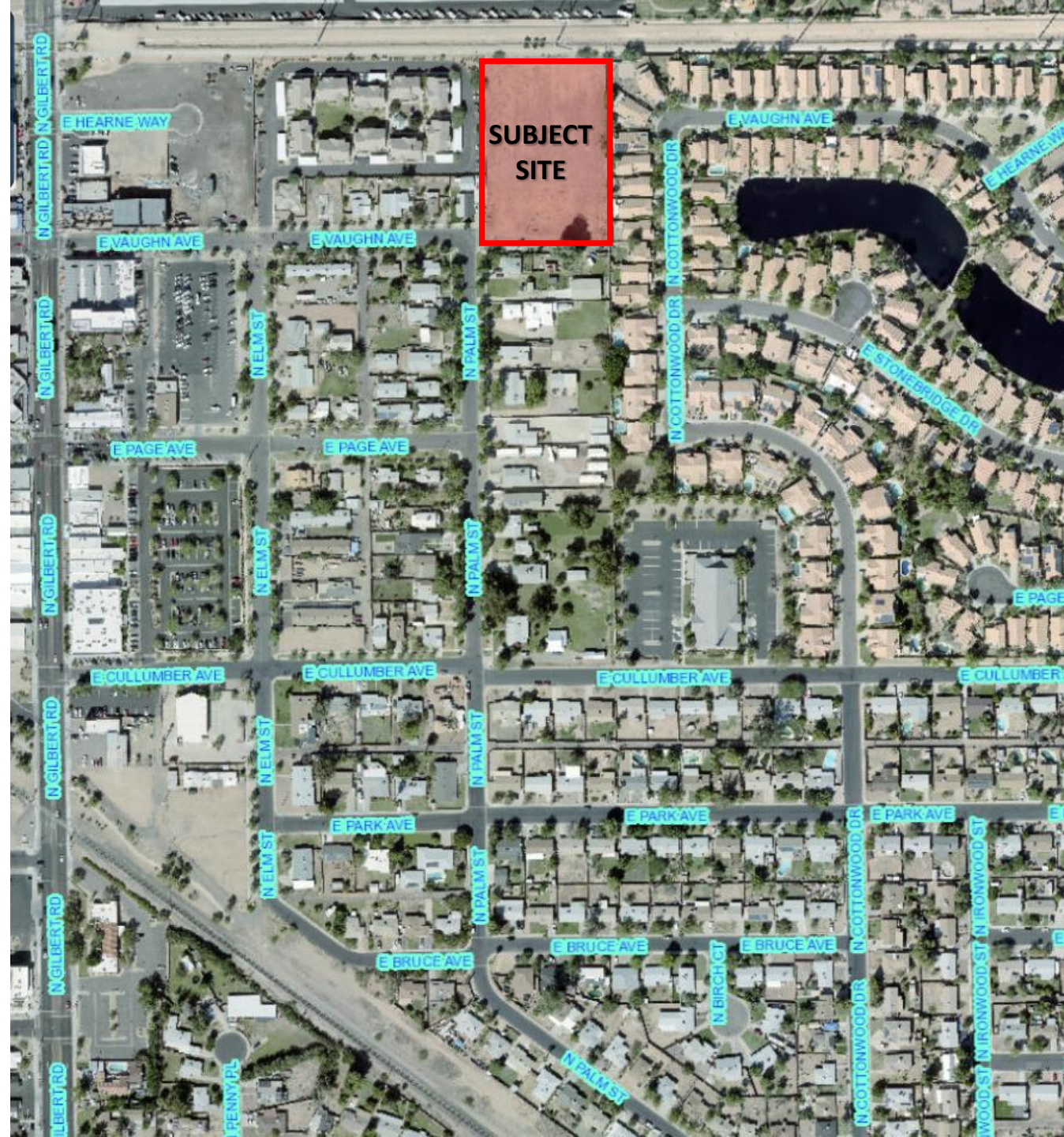
### **SITE LOCATION:**



**APPLICANT: Pew & Lake PLC**  
**CONTACT: Reese Anderson**  
**ADDRESS: 1744 S Val Vista Drive, Ste. 217**  
**Mesa,, AZ 85204**

**TELEPHONE: (480) 461-4670**  
**E-MAIL: [reese.anderson@pewandlake.com](mailto:reese.anderson@pewandlake.com)**





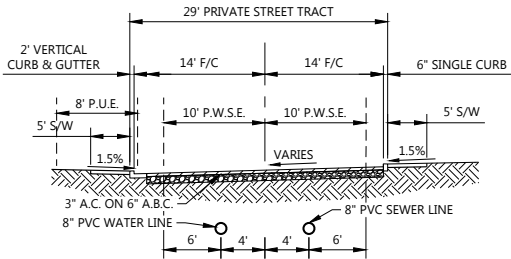
S18-18 Aspire Heritage District  
Attachment 3: Aerial Photo  
February 6, 2019



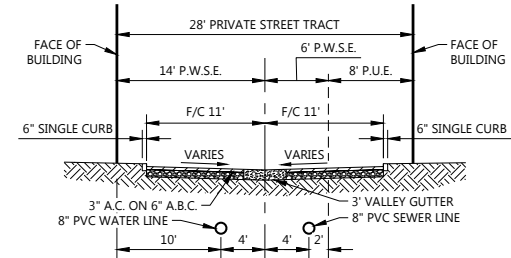


ENGINEER'S NOTES

1. CONTRACTOR SHALL NOTIFY WESTWOOD PROFESSIONAL SERVICES OF ANY DISCREPANCIES BETWEEN THE CIVIL PLANS AND SITE CONDITIONS, A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THE AFFECTED AREA. FAILURE TO DO SO SHALL RESULT IN ANY DISCREPANCIES BEING THE RESPONSIBILITY OF THE CONTRACTOR.
2. DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTROL OF EARTH SPILLAGE, RUNOFF AND CONSTRUCTION WATER AND SHALL PROTECT ADJACENT PROPERTY AND EXISTING STRUCTURES FROM SUCH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS AND UTILITIES IN THE WORK AREA AND ON ADJACENT PROPERTIES WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIR, REPLACEMENT OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF AND AT NO ADDITIONAL EXPENSE TO THE UTILITY COMPANY AND OWNER.
4. THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT OR TESTING ANY PORTION THE WORK.
5. THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
6. ESTIMATED QUANTITIES SHOWN ARE FOR BONDING & PERMIT PURPOSES ONLY. CONTRACTOR TO MAKE HIS OWN DETERMINATION OF QUANTITIES.
7. EXISTING UNDER GROUND UTILITIES SHOWN ARE PER UTILITY COMPANY RECORDS. CONTRACTOR TO FIELD VERIFY LOCATION/ELEVATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. SEE THE APPROVED ARCHITECTURAL SITE PLAN FOR ALL SITE DIMENSIONS.



SUPERELEVATED STREET SECTION  
NOT TO SCALE



INVERTED CROWN STREET SECTION  
NOT TO SCALE

TOWN OF GILBERT LAND DEVELOPMENT CODE, ARTICLE 3.4: HERITAGE OVERLAY ZONING DISTRICT TABLE 3.404B SITE DEVELOPMENT REGULATIONS - MULTI-FAMILY RESIDENTIAL DISTRICTS			
STANDARDS	MF-L	MF-M	ADDITIONAL REGULATIONS
MINIMUM PARCEL AREA (SQ. FT.)	COMPLY WITH DENSITY PER THE GENERAL PLAN RESIDENTIAL>8-14 DU/ACRE	COMPLY WITH DENSITY PER THE GENERAL PLAN RESIDENTIAL>14-25 DU/ACRE	
MAXIMUM HEIGHT (FT.)	36	40	
BUILDING STEP-BACK	10' AT 3RD FLOOR	10' AT 3RD FLOOR	(A)
MINIMUM PERIMETER BUILDING SETBACKS FOR ALL SETBACKS (FT.)			
ADJACENT TO SINGLE FAMILY ZONING DISTRICT	15	15	
ADJACENT TO MULTI-FAMILY OR NON-RESIDENTIAL ZONING DISTRICT	10	10	
MINIMUM PERIMETER LANDSCAPE AREA FOR ALL SETBACKS (DEPTH IN FT.)			
ADJACENT TO SINGLE FAMILY ZONING DISTRICT	15	15	
ADJACENT TO MULTI-FAMILY OR NON-RESIDENTIAL	10	10	
SEPARATION BETWEEN BUILDINGS (FT.)	DEFAULT TO BUILDING CODE	DEFAULT TO BUILDING CODE	
BUILDING SETBACK TO PARKING	SEE SECTION 4.203N: SEPARATION FROM BUILDINGS		
OFF-STREET PARKING AND LOADING	SEE ARTICLE 4.2: OFF-STREET PARKING AND LOADING REGULATIONS		
PRIVATE OPEN SPACE (SQ. FT.)	60	60	(B)
COMMON OPEN SPACE (MINIMUM)	40% OF NET SITE	40% OF NET SITE	(C)
COMMON OPEN SPACE	1 TREE/UNIT	1 TREE/UNIT	(C)
LANDSCAPING (PERIMETER & PUBLIC STREET FRONTAGES)	1 TREE/20 LINEAR FT.	1 TREE/20 LINEAR FT.	(D)
EXTERIOR LIGHTING STANDARDS	SEE SECTION 4.103: LIGHTING STANDARDS		

PROJECT DATA

LOTS		
NUMBER OF LOTS	32	
TOTAL LOT AREA	42,545.22 SQ. FT. (0.9767 ACRES)	
MIN. LOT DIMENSIONS	21.00' x 53.50'	

LOT AREA TABLE		
LOT #	AREA (SQ.FT.)	AREA (ACRES)
1	1,456.19	0.0334
2	1,404.00	0.0322
3	1,404.00	0.0322
4	1,458.01	0.0335
5	1,275.00	0.0293
6	1,071.00	0.0246
7	1,071.00	0.0246
8	1,275.00	0.0293
10	1,071.00	0.0246
11	1,071.00	0.0246
12	1,275.00	0.0293
13	1,458.00	0.0335
14	1,404.00	0.0322
15	1,404.00	0.0322
16	1,458.00	0.0335
17	1,458.00	0.0335

LOT AREA TABLE		
LOT #	AREA (SQ.FT.)	AREA (ACRES)
18	1,404.00	0.0322
19	1,404.00	0.0322
20	1,458.00	0.0335
21	1,275.00	0.0293
22	1,071.00	0.0246
23	1,071.00	0.0246
25	1,275.02	0.0293
26	1,071.00	0.0246
27	1,070.99	0.0246
28	1,274.99	0.0293
29	1,275.00	0.0293
30	1,071.00	0.0246
31	1,071.00	0.0246
32	1,275.00	0.0293

TRACTS		
NAME	USES	AREA
A	COMMON AREAS, LANDSCAPING, DRAINAGE, RETENTION	36,893 SQ. FT. (0.8469 ACRES)
B	PRIVATE STREET TRACT	25,517 SQ. FT. (0.5858 ACRES)
TOTAL TRACT AREA		62,409 SQ. FT. (1.4327 ACRES)

A. BUILDING STEP-BACK.

1. A BUILDING STEP-BACK OF 10 FEET AT THE THIRD FLOOR FOR 50% OF THE LINEAR FAÇADE IS REQUIRED WHENEVER DEVELOPMENT CONTAINS A SIDE OR REAR YARD THAT ABUTS PROPERTY DESIGNATED AS SINGLE FAMILY RESIDENTIAL ZONING DISTRICT. THE 10' STEP BACK MAY BE REDUCED TO 6' ONLY WHEN A MINIMUM OF A 4' PROJECTION FROM THE BUILDING FAÇADE IS USED IN COMBINATION TO PROVIDE ARCHITECTURAL INTEREST AND A CHANGE IN BUILDING MASSING.

2. ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, BALCONIES, CANOPIES OR SHADE STRUCTURES MAY ENCROACH INTO THE BUILDING STEP-BACK AT THE THIRD FLOOR.

B. PRIVATE OPEN SPACE. EACH UNIT SHALL CONTAIN AN EXTERIOR PRIVATE OPEN SPACE. NO DIMENSION OF PRIVATE OPEN SPACE SHALL BE LESS THAN 6 FEET. PRIVATE OPEN SPACE SHALL BE COVERED AND SCREENED BY A WALL OF 4 FEET IN HEIGHT. GROUND FLOOR PRIVATE OPEN SPACE MAY BE SCREENED BY A WALL NO LESS THAN 3 FEET, BUT NO MORE THAN 8 FEET IN HEIGHT. PRIVATE OPEN SPACE MAY BE COUNTED TOWARDS THE COMMON OPEN SPACE REQUIREMENT.

C. COMMON OPEN SPACE AMENITIES. COMMON OPEN SPACE SHALL CONTAIN A RANGE OF ACTIVE AND PASSIVE AMENITIES APPROPRIATE TO THE SIZE OF THE DEVELOPMENT.

D. STREET FRONTAGE LANDSCAPE. UNLESS OTHERWISE PERMITTED BY THE ZONING CODE, STREET FRONTAGE LANDSCAPE AREAS SHALL NOT CONTAIN PARKING AREAS, BUILDINGS, FENCES, PARKING SCREEN WALLS OR OTHER PERMANENT IMPROVEMENTS OTHER THAN SIDEWALKS, PERMITTED SIGNS AND LIGHTING.

1. ARTERIAL STREETS. A LANDSCAPE AREA ADJACENT AND PARALLEL TO THE STREET WITH A MINIMUM WIDTH OF 25 FEET IS REQUIRED.

2. ARTERIAL/ARTERIAL INTERSECTION. A MINIMUM 50 FOOT WIDE LANDSCAPE AREA SHALL BE ESTABLISHED AND MAINTAINED ALONG THE STREET FRONTAGE WITHIN A DISTANCE OF 250 FEET OF THE ARTERIAL INTERSECTION AS MEASURED FROM THE INTERSECTION OF STREET LINES. ONE DRIVEWAY PERPENDICULAR TO EACH STREET FRONTAGE WITHIN THE 50 FOOT WIDE LANDSCAPED AREA ESTABLISHED ABOVE IS PERMITTED IF NO OTHER ACCESS IS AVAILABLE.

PRELIMINARY PLAT & GRADING PLAN  
ASPIRE HERITAGE DISTRICT  
BEING A PORTION OF THE SOUTHWEST QUARTER OF  
SECTION 7, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE  
GILA & SALT RIVER BASE & MERIDIAN,  
MARICOPA COUNTY, ARIZONA

SHEET INDEX

- C-1COVER SHEET
- C-2PRELIMINARY PLAT
- C-3PRELIMINARY GRADING PLAN

DRAINAGE CALCULATION

VOLUME REQUIRED - "PRE" VS. "POST," 50 YEAR 24 HOUR STORM EVENT

$$V_R = V_{POST} - V_{PRE} = D \cdot A \cdot C_{POST} - D \cdot A \cdot C_{PRE}$$

WHERE:  
 $V_R$  = VOLUME REQUIRED (CU.FT.)  
 $D$  = 3.02 INCHES (50YR, 24HR FROM NOAA ATLAS 14 VOL. 1 VERSION 5)  
 $A$  = 108,147 FT<sup>2</sup> SITE & R.O.W. HALF-WIDTH AREA  
 $C$  = 0.815 (POST) 0.706 (PRE) RUNOFF COEFFICIENT

"PRE" CONDITION

ASPHALT 1,454 SF (OFFSITE) (0.90)  
DESERT 104,951 SF (ONSITE) + 847 SF (OFFSITE) (0.70)  
CONCRETE 891 SF (OFFSITE) (0.95)

$$C_{PRE} = \frac{3,193 \cdot 0.90 + 104,951 \cdot 0.70}{108,147}$$

$$C_{PRE} = 0.705$$

$$V_{PRE} = (3.02 \text{ IN} / 12 \text{ IN/FT}) \cdot 108,147 \text{ FT}^2 \cdot 0.705$$
$$V_{PRE} = 19,188 \text{ FT}^3$$

"POST" CONDITION

ASPHALT 25,517 SF (ONSITE) + 1,806 SF (OFFSITE) (0.90)  
CONCRETE 11,250 SF (ONSITE) + 889 SF (OFFSITE) (0.95)  
ROOF 37,194 SF (0.95)  
DESERT 24,551 SF (ONSITE) + 497 SF (OFFSITE) (0.70)  
GREEN 2,614 SF (0.25)  
MISC. UNCATEGORIZED 3,829 SF (ASSUME C=0.90)

$$C_{POST} = \frac{31,152 \cdot 0.90 + 49,333 \cdot 0.95 + 25,048 \cdot 0.70 + 2,614 \cdot 0.25}{108,147}$$

$$C_{POST} = 0.861$$

$$V_{POST} = (3.02 \text{ IN} / 12 \text{ IN/FT}) \cdot 108,147 \text{ FT}^2 \cdot 0.861$$
$$V_{POST} = 23,428 \text{ FT}^3$$

VOLUME REQUIRED

$$V_R = V_{POST} - V_{PRE}$$
$$V_R = 23,428 \text{ FT}^3 - 19,188 \text{ FT}^3$$
$$V_R = 4,240 \text{ FT}^3$$

VOLUME PROVIDED

SURFACE RETENTION

BASIN A:  
 $VR = 554 \text{ FT}^3$   
 $VP = 375 \text{ FT}^3$   
DEPTH = 0.95 FT

BASIN B:  
 $VR = 622 \text{ FT}^3$   
 $VP = 568 \text{ FT}^3$   
DEPTH = 0.95 FT (MAX)

BASIN C:  
 $VR = 2,566 \text{ FT}^3$   
 $VP = 3,518 \text{ FT}^3$   
DEPTH = 0.95 FT (MAX)

BASIN D:  
 $VR = 88 \text{ FT}^3$   
 $VP = 70 \text{ FT}^3$   
DEPTH = 0.77 FT

BASIN E:  
 $VR = 88 \text{ FT}^3$   
 $VP = 79 \text{ FT}^3$   
DEPTH = 0.82 FT

BASIN F:  
 $VR = 321 \text{ FT}^3$   
 $VP = 278 \text{ FT}^3$   
DEPTH = 0.75 (MAX) FT

UNDERGROUND RETENTION

NONE

TOTAL VOLUME PROVIDED

$$V_p=4,888 \text{ FT}^3 \text{ (15\% EXCESS)}$$

SITE ADDRESS

124 E VAUGHN AVE  
GILBERT, AZ 85234

SITE AREAS

PARCEL NO 1:  
(GROSS) = 675 SQ. FT. OR 0.02 ACRES MORE OR LESS  
(NET) = 675 SQ. FT. OR 0.02 ACRES MORE OR LESS

PARCEL NO 2:  
(GROSS) = 104,279 SQ. FT. OR 2.3939 ACRES MORE OR LESS  
(NET) = 104,279 SQ. FT. OR 2.3939 ACRES MORE OR LESS

LOTS  
TRACT A = 42,545 SQ. FT. (41%)  
TRACT A = 36,893 SQ. FT. (35%)  
TRACT B = 25,517 SQ. FT. (24%)

ASSESSOR'S PARCEL NUMBER

A.P.N. 304-11-172

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS:

THE WEST 254.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 80.00 FEET EAST OF THE NORTHEAST CORNER CORNER OF BLOCK 1, GILBERT, ACCORDING TO THE PLAT THEREOF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 7 OF MAPS, PAGE 13 THEREOF;

THENCE EAST, A DISTANCE OF 254.00 FEET;

THENCE SOUTH, A DISTANCE OF 183.83 FEET;

THENCE EAST, A DISTANCE OF 1227.90 FEET;

THENCE NORTH, A DISTANCE OF 621.14 FEET;

THENCE WEST, A DISTANCE OF 1481.80 FEET;

THENCE SOUTH, A DISTANCE OF 437.31 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PART THEREOF LYING WITHIN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 7.

BENCHMARK

TOWN OF GILBERT BRASS CAP IN HAND HOLE, LOCATED AT THE SOUTHWEST CORNER OF SECTION 7, T1N, R6E, G&SRM, ELEVATION 1237.49, NAVD88

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, T. 1 S., R. 6 E., G.&S.R.M. WHICH BEARING NORTH 00° 54' 51" WEST, AS SHOWN ON THE RECORD OF SURVEY OF "124 E. VAUGHN AVENUE" RECORDED IN BOOK 1362, PAGE 16, MARICOPA COUNTY RECORDS.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PER FIRM MAP NO. 04013C2731M, DATED NOVEMBER 4, 2015.

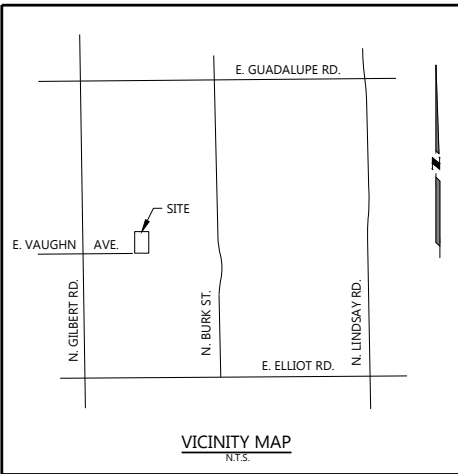
ZONING

THE SUBJECT PROPERTY LIES WITHIN THE TOWN OF GILBERT "MULTI-FAMILY/LOW" (MF/L) DISTRICT, PER MARICOPA COUNTY ASSESSORS OFFICE.

TOWN OF GILBERT GENERAL PLAN CLASSIFICATION: RESIDENTIAL 8-14 DU/ACRE

UTILITY

UNDERGROUND UTILITIES & STORM DRAIN LOCATIONS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND "BLUE STAKE" MARKINGS AND AVAILABLE MAPS OBTAINED FROM UTILITY COMPANIES AND THE TOWN OF GILBERT, AZ. ACTUAL LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON.



OWNER / DEVELOPER

ASPIRE DEVELOPMENT, LLC  
4360 E BROWN ROAD, SUITE 108  
MESA, AZ 85205  
TELE: 480-282-5800  
CONTACT: BRYSON BENNETT  
EMAIL: BRYSON@CORNERSTONE-MGT.COM

ENGINEER

WESTWOOD PROFESSIONAL SERVICES  
6909 EAST GREENWAY PARKWAY, SUITE 250  
SCOTTSDALE, AZ 85254  
TELE: 480-747-6558  
CONTACT: DAVID BOHN, PE  
EMAIL: DAVID.BOHN@WESTWOODPS.COM

RECORD DRAWING CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

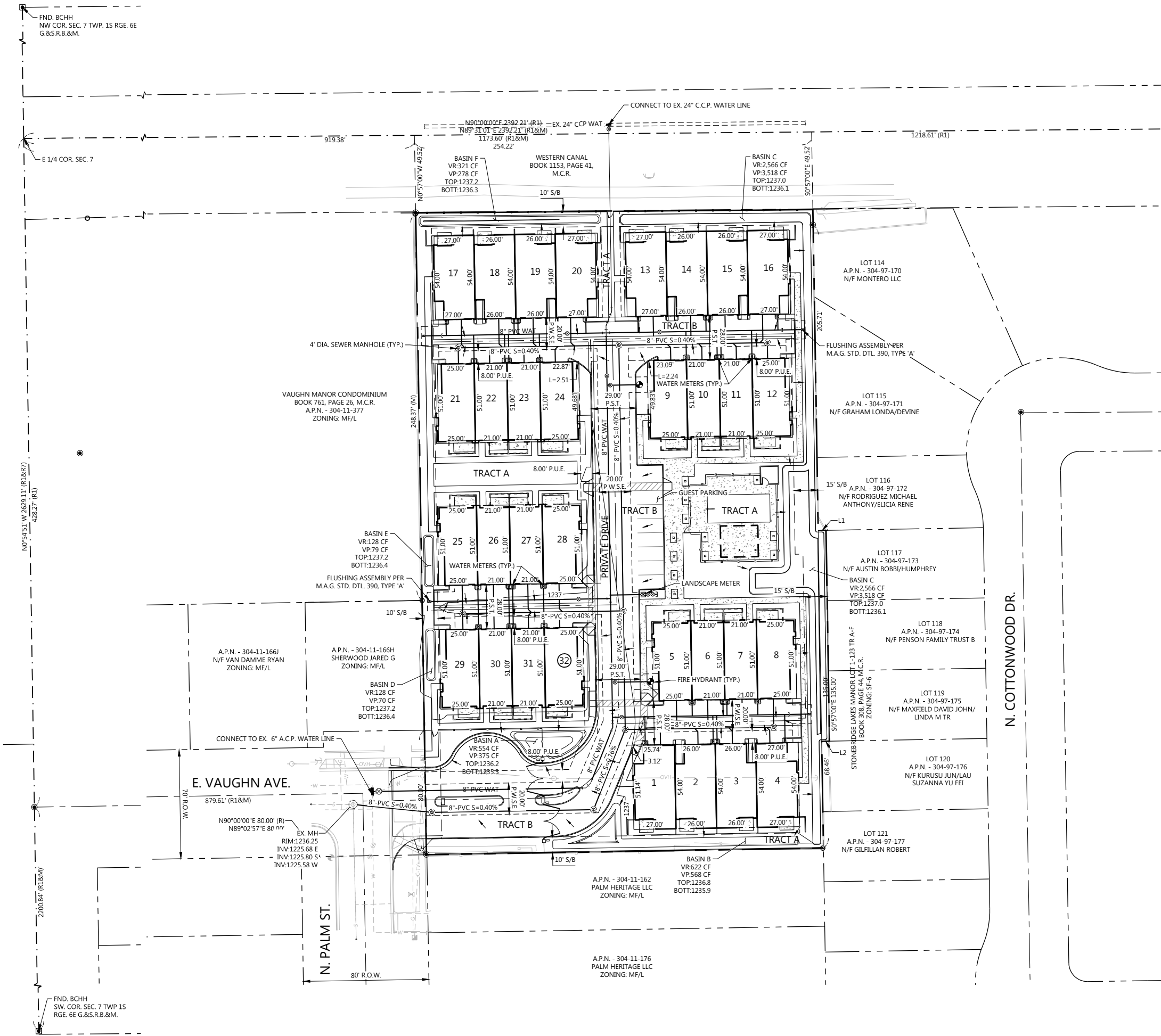
REGISTERED ENGINEER / LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

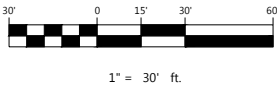
APPROVALS

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
-?-\_\_\_\_\_





LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N89°02'10"E	5.00'
L2	S89°02'10"W	5.00'

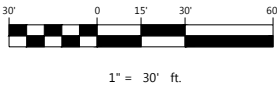
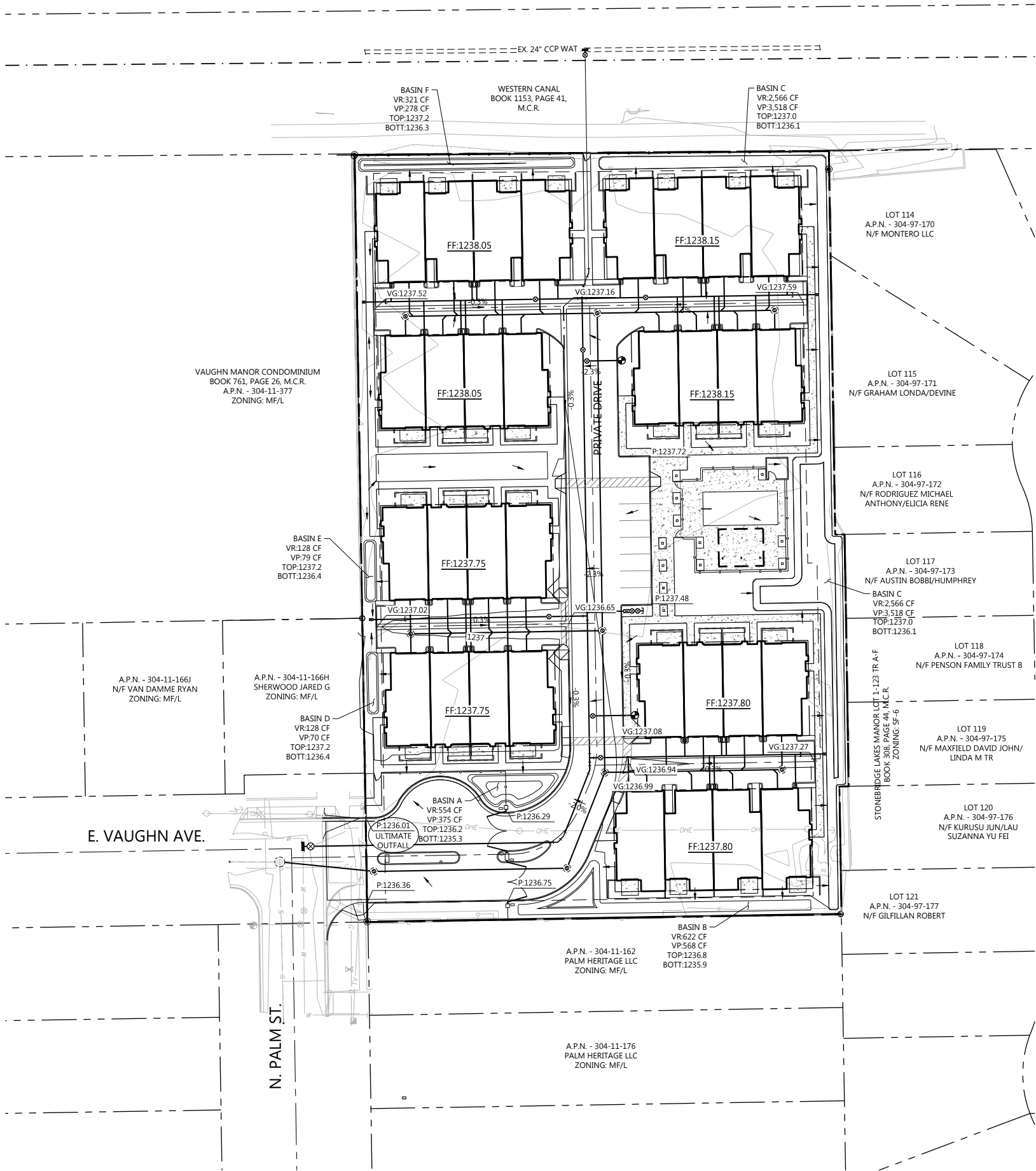


DESIGNED:	---	INITIAL ISSUE:	XX/XX/XX
CHECKED:	GSM	REV:	###
DRAWN:	CLF	REV:	###
FIELD CREW:		REV:	###
FIELD WORK DATE:		REV:	###
SCALE: 1" =	HORIZONTAL		
SCALE: 1" =	VERTICAL		

**Westwood**  
6909 East Greenway Parkway, Suite 250  
Scottsdale, AZ 85254  
Phone (480) 747-6558  
Fax (480) 367-8025  
www.westwoodps.com  
Westwood Professional Services, Inc.

PRELIMINARY PLAT  
ASPIRE HERITAGE DISTRICT  
124 E VAUGHN AVE.  
GILBERT, AZ 85234





1" = 30' ft.

**DRAINAGE STATEMENT**

ASPIRE HERITAGE DISTRICT USES A "PRE" VS. "POST" DRAINAGE DESIGN. VOLUME NOT RETAINED ONSITE ENTERS THE HERITAGE DISTRICT STORM DRAIN SYSTEM FOR DISCHARGE TO THE VAUGHN AVENUE RETENTION BASIN.

**RETENTION CALCULATIONS**

VOLUME REQUIRED - "PRE" VS. "POST", 50 YEAR 24 HOUR STORM EVENT

$$V_R = V_{POST} - V_{PRE} = D * A * C_{POST} - D * A * C_{PRE}$$

WHERE:  
V<sub>R</sub> = VOLUME REQUIRED (CU.FT.)  
D = 3.02 INCHES (50YR, 24HR FROM NOAA ATLAS 14 VOL. 1 VERSION 5)  
A = 108,147 FT<sup>2</sup> SITE & R.O.W. HALF-WIDTH AREA  
C = 0.815 (POST) 0.706 (PRE) RUNOFF COEFFICIENT

**"PRE" CONDITION**

ASPHALT 1,454 SF (OFFSITE) (0.90)  
DESERT 104,951 SF (ONSITE) + 847 SF (OFFSITE) (0.70)  
CONCRETE 891 SF (OFFSITE) (0.95)

$$C_{PRE} = \frac{3,193 * 0.90 + 104,951 * 0.70}{108,147}$$

$$C_{PRE} = 0.705$$

$$V_{PRE} = (3.02 \text{ IN} / 12 \text{ IN/FT}) * 108,147 \text{ FT}^2 * 0.705$$
$$V_{PRE} = 19,188 \text{ FT}^3$$

**"POST" CONDITION**

ASPHALT 25,517 SF (ONSITE) + 1,806 SF (OFFSITE) (0.90)  
CONCRETE 11,250 SF (ONSITE) + 889 SF (OFFSITE) (0.95)  
ROOF 37,194 SF (0.95)  
DESERT 24,551 SF (ONSITE) + 497 SF (OFFSITE) (0.70)  
GREEN 2,614 SF (0.25)  
MISC. UNCATEGORIZED 3,829 SF (ASSUME C=0.90)

$$C_{POST} = \frac{31,152 * 0.90 + 49,333 * 0.95 + 25,048 * 0.70 + 2,614 * 0.25}{108,147}$$

$$C_{POST} = 0.861$$

$$V_{POST} = (3.02 \text{ IN} / 12 \text{ IN/FT}) * 108,147 \text{ FT}^2 * 0.861$$
$$V_{POST} = 23,428 \text{ FT}^3$$

**VOLUME REQUIRED**

$$V_R = V_{POST} - V_{PRE}$$
$$V_R = 23,428 \text{ FT}^3 - 19,188 \text{ FT}^3$$
$$V_R = 4,240 \text{ FT}^3$$

**VOLUME PROVIDED**

**SURFACE RETENTION**

**BASIN A:**

$$VR = 554 \text{ FT}^3$$
$$VP = 375 \text{ FT}^3$$
$$DEPTH = 0.95 \text{ FT}$$

**BASIN B:**

$$VR = 622 \text{ FT}^3$$
$$VP = 568 \text{ FT}^3$$
$$DEPTH = 0.95 \text{ FT (MAX)}$$

**BASIN C:**

$$VR = 2,566 \text{ FT}^3$$
$$VP = 3,518 \text{ FT}^3$$
$$DEPTH = 0.95 \text{ FT (MAX)}$$

**BASIN D:**

$$VR = 88 \text{ FT}^3$$
$$VP = 70 \text{ FT}^3$$
$$DEPTH = 0.77 \text{ FT}$$

**BASIN E:**

$$VR = 88 \text{ FT}^3$$
$$VP = 79 \text{ FT}^3$$
$$DEPTH = 0.82 \text{ FT}$$

**BASIN F:**

$$VR = 321 \text{ FT}^3$$
$$VP = 278 \text{ FT}^3$$
$$DEPTH = 0.75 \text{ (MAX) FT}$$

**UNDERGROUND RETENTION**

NONE

TOTAL VOLUME PROVIDED  
V<sub>p</sub> = 4,888 FT<sup>3</sup> (15% EXCESS)

PRELIMINARY GRADING PLAN  
ASPIRE HERITAGE DISTRICT

124 E VAUGHN AVE.  
GILBERT, AZ 85234



SHEET NUMBER

C-3 OF 3

DATE: 01/04/2019  
PROJ: 1528100

**S18-18 Aspire Heritage District**  
**Attachment 6: Grading and Drainage**  
**February 6, 2019**





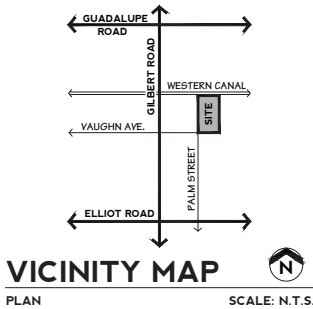


LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	PISTACHIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	24" BOX 36" BOX	76 21
	PHOENIX DACTYLIFERA DATE PALM	20' TALL	12
SHRUBS			
	EROMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL.	29
	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GAL.	79
	LECOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	309
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL.	181
	TECOMA CAPENSIS CAPE HONEYSUCKLE	5 GAL.	85
ACCENTS & VINES			
	DASYLIRION LONGISSIMUM SOTOL, MEXICAN GRASS TREE	5 GAL.	48
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST	5 GAL.	174
	BOUGAINVILLEA X 'BARBARA KARST' BOUGAINVILLEA VINE	5 GAL.	57
	HARDENBERGIA VIOLACEA LILAC VINE	5 GAL.	30
GROUND COVER			
	LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	52
	LANTANA MONTIVENDENSIS PURPLE TRAILING LANTANA	1 GAL.	117
	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	76
TURF			
	TURF CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS SOD		QTY 2,614 S.F.
TOP DRESSING			
	DECOMPOSED GRANITE SIZE: 1/2" MINUS COLOR: MADISON GOLD		24,551 S.F.

LANDSCAPE CALC'S

COLLECTOR AND ARTERIAL STREETS	
1 TREE, 3 SHRUBS PER 20 L.F.	
WITH 25% VEGETATIVE GROUND COVER	
REQUIRED:	(79 L.F. / 20)(1)(3) = 4 TREES, 12 SHRUBS
PROVIDED:	4 TREES, 12 SHRUBS
SIDE AND REAR PERIMETER LANDSCAPE	
3 EVERGREEN TREE PER 1,000 S.F. OF 20' SETBACK	
5 SHRUBS PER 1,000 S.F. OF 20' SETBACK	
WITH 20% VEGETATIVE GROUND COVER	
REQUIRED:	(23,776 S.F. / 1,000) = 24 = 24 x 3 = 72 TREES MIN. 24" BOX = 24 x 5 = 120 SHRUBS MIN 5 GAL.
PROVIDED:	72 TREES, 120 SHRUBS
COMMON OPEN SPACE LANDSCAPE	
1 TREE PER UNIT	
REQUIRED:	(32 UNITS)(1) = 32 TREES
PROVIDED:	32 TREES



PROJECT TEAM

**DEVELOPER**  
ASPIRE DEVELOPMENT  
4360 E. BROWN ROAD  
MESA, AZ 85205  
PH: (480) 282.5800  
  
CONTACT: BRYSON BENNETT  
  
**LANDSCAPE ARCHITECT**  
THOMAS + CROWLEY LLC  
126 E. CONSTITUTION COURT  
GILBERT, AZ 85296  
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CONTACT: CRAIG CROWLEY, RLA  
EMAIL: CRAIG@THOMAS-CROWLEY.COM

**ARCHITECT**  
WOODS ASSOCIATES ARCHITECT, LLC  
3319 E. MCDOWELL ROAD  
MESA, ARIZONA, 85213  
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CONTACT: FRED WOODS, RA  
EMAIL: FREDWOODS@MSN.COM  
  
**CIVIL ENGINEER**  
WESTWOOD PROFESSIONAL SERVICES  
6809 EAST GREENWAY PARKWAY, SUITE 250  
SCOTTSDALE, AZ 85254  
PH: (480) 747-6558  
  
CONTACT: DAVID BOHN, P.E.  
EMAIL: DAVID.BOHN@WESTWOODPS.COM

KEYED NOTES

- C.X CIVIL ENGINEERING PLANS
- C.1 NEW CURB, SEE PLANS BY CIVIL ENGINEER
- C.2 OFFSITE CONCRETE SIDEWALK, SEE CIVIL ENG. PLANS,
- C.3 RAMP, SEE CIVIL ENG. PLANS
- C.4 NEW CROSSWALK MARKING, SEE CIVIL ENG. PLANS
- C.5 PARKING AND HANDICAP PARKING STRIPING SEE CIVIL ENG. PLANS

- L.X LANDSCAPE / HARDSCAPE
- L.1 4'-0" WIDE CONCRETE SIDEWALK
- L.2 COLORED CONCRETE PLAZA WITH SALT FINISH
- L.3 ENTRY GATES, SEE DETAIL 1/L4
- L.4 ENTRY MONUMENT SEE DETAIL 2/L4
- L.5 MAILBOXES, SEE DETAIL 4/L4
- L.6 POOL, UNDER SEPARATE PERMIT
- L.7 KOOL DECKING WITH JOINTS AS SHOWN
- L.8 SITE BENCH, SEE DETAIL 1/L5
- L.9 TRASH RECEPTACLE, SEE DETAIL 2/L5
- L.10 BIKE RACKS, SEE DETAIL 3/L5
- L.11 TREE GRATES, SEE DETAIL 4/L5
- L.12 POOL RAMADA, SEE DETAIL 5/L4

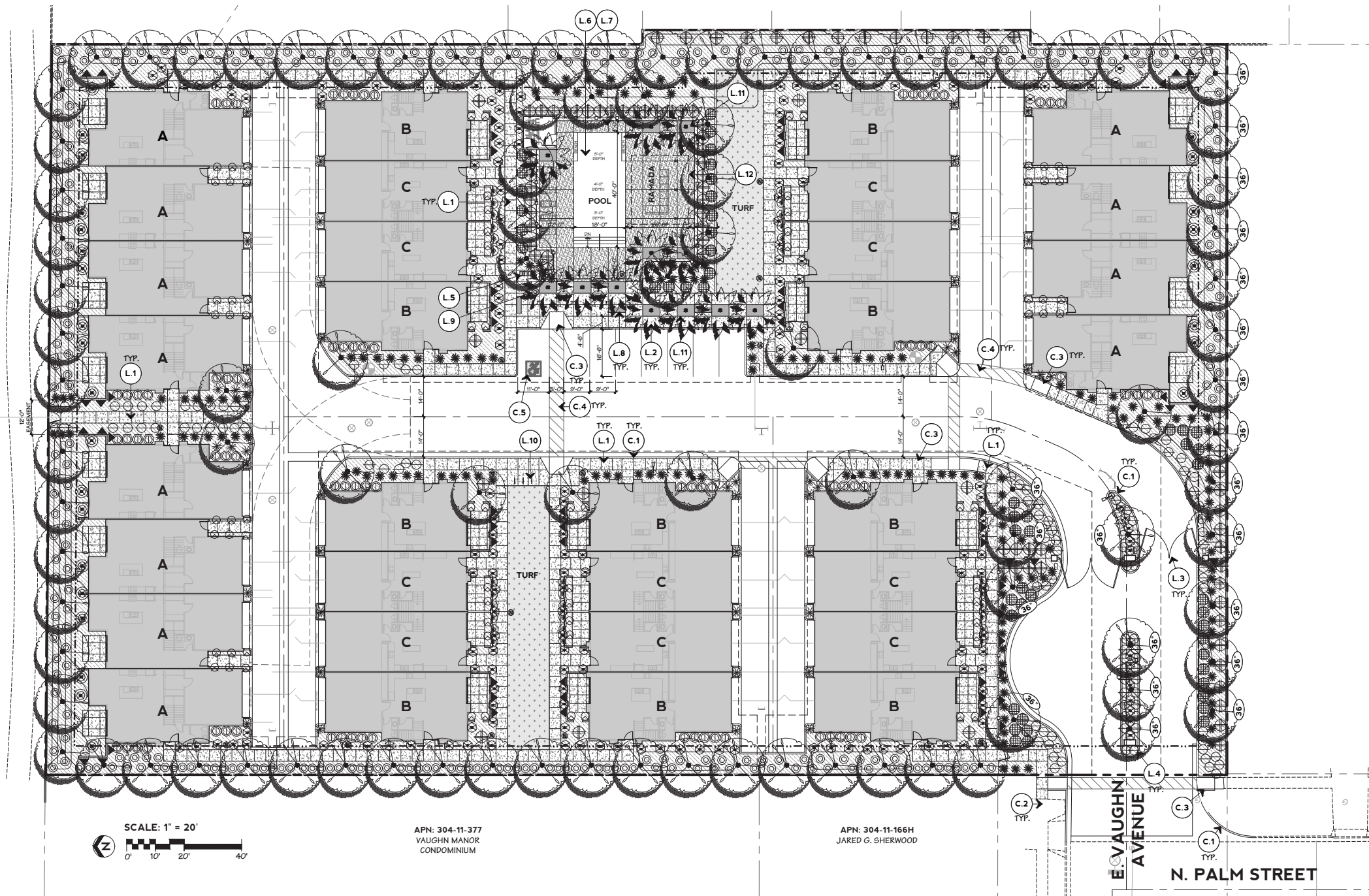
SITE DATA

ZONING:	MF/L
SITE AREA:	2.467 AC GROSS
	2.41 AC NET
TOTAL LOTS:	32
DENSITY:	13.36 DU/AC
COMMON OPEN SPACE:	.96 AC (40.0 %)

LIGHTING LEGEND

- NEW VERTICAL POLE SHOE BOX AREA LIGHT
- NEW VERTICAL POLE AREA LIGHT
- NOTE:  
SEE ELECTRICAL PHOTOMETRIC PLAN FOR MORE INFO



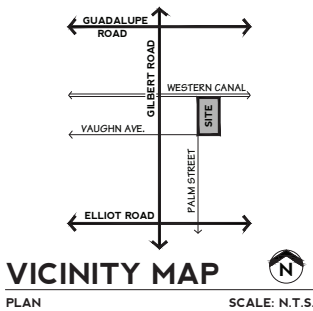


## LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
<b>TREES</b>			
	PISTACHIA CHINENSIS RED PUSH RED PUSH CHINESE PISTACHE	24" BOX 36" BOX	76 21
	PHOENIX DACTYLIFERA DATE PALM	20' TALL	12
<b>SHRUBS</b>			
	EROMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL.	29
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<b>ACCENTS &amp; VINES</b>			
	DASYLIUM LONGISSIMUM SOTOL, MEXICAN GRASS TREE	5 GAL.	48
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST	5 GAL.	174
	BOUGAINVILLEA X 'BARBARA KARST' BOUGAINVILLEA VINE	5 GAL.	57
	HARDENBERGIA VIOLACEA LILAC VINE	5 GAL.	30
<b>GROUND COVER</b>			
	LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	52
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	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	76
<b>TURF</b>			
	TURF CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS SOD		QTY 2,614 S.F.
<b>TOP DRESSING</b>			
	DECOMPOSED GRANITE SIZE: 1/2" MINUS COLOR: MADISON GOLD	24,551 S.F.	

## LANDSCAPE CALC'S

<b>COLLECTOR AND ARTERIAL STREETS</b>	
1 TREE, 3 SHRUBS PER 20 L.F. WITH 25% VEGETATIVE GROUND COVER	
REQUIRED:	(79 L.F. / 20)(1)(3) = 4 TREES, 12 SHRUBS
PROVIDED:	4 TREES, 12 SHRUBS
<b>SIDE AND REAR PERIMETER LANDSCAPE</b>	
3 EVERGREEN TREE PER 1,000 S.F. OF 20' SETBACK 5 SHRUBS PER 1,000 S.F. OF 20' SETBACK WITH 20% VEGETATIVE GROUND COVER	
REQUIRED:	(23,776 S.F. / 1,000) = 24 = 24 x 3 = 72 TREES MIN. 24" BOX = 24 x 5 = 120 SHRUBS MIN 5 GAL.
PROVIDED:	72 TREES, 120 SHRUBS
<b>COMMON OPEN SPACE LANDSCAPE</b>	
1 TREE PER UNIT	
REQUIRED:	(32 UNITS)(1) = 32 TREES
PROVIDED:	32 TREES



## PROJECT TEAM

<b>DEVELOPER</b> ASPIRE DEVELOPMENT 4360 E. BROWN ROAD MESA, AZ 85205 PH: (480) 282.5800  CONTACT: BRYSON BENNETT	<b>ARCHITECT</b> WOODS ASSOCIATES ARCHITECT, LLC 3319 E. McDOWELL ROAD MESA, ARIZONA, 85213 PH: (480) 962-7672  CONTACT: FRED WOODS, RA EMAIL: FREDWOODS@MSN.COM
<b>LANDSCAPE ARCHITECT</b> THOMAS + CROWLEY LLC 126 E. CONSTITUTION COURT GILBERT, AZ 85296 P: (480) 878.4708  CONTACT: CRAIG CROWLEY, RLA EMAIL: CRAIG@THOMAS-CROWLEY.COM	<b>CIVIL ENGINEER</b> WESTWOOD PROFESSIONAL SERVICES 6809 EAST GREENWAY PARKWAY, SUITE 250 SCOTTSDALE, AZ 85254 PH: (480) 747-6558  CONTACT: DAVID BOHN, P.E. EMAIL: DAVID.BOHN@WESTWOODPS.COM

## KEYED NOTES

<b>C.X CIVIL ENGINEERING PLANS</b>	<b>L.X LANDSCAPE / HARDSCAPE</b>
C.1 NEW CURB, SEE PLANS BY CIVIL ENGINEER	L.1 4'-0" WIDE CONCRETE SIDEWALK
C.2 OFFSITE CONCRETE SIDEWALK, SEE CIVIL ENG. PLANS,	L.2 COLORED CONCRETE PLAZA WITH SALT FINISH
C.3 RAMP, SEE CIVIL ENG. PLANS	L.3 ENTRY GATES, SEE DETAIL 1/L4
C.4 NEW CROSSWALK MARKING, SEE CIVIL ENG. PLANS	L.4 ENTRY MONUMENT SEE DETAIL 2/L4
C.5 PARKING AND HANDICAP PARKING STRIPING SEE CIVIL ENG. PLANS	L.5 MAILBOXES, SEE DETAIL 4/L4
	L.6 POOL, UNDER SEPARATE PERMIT
	L.7 KOOL DECKING WITH JOINTS AS SHOWN
	L.8 SITE BENCH, SEE DETAIL 1/L5
	L.9 TRASH RECEPTACLE, SEE DETAIL 2/L5
	L.10 BIKE RACKS, SEE DETAIL 3/L5
	L.11 TREE GRATES, SEE DETAIL 4/L5
	L.12 POOL RAMADA, SEE DETAIL 5/L4

## SITE DATA

<b>ZONING:</b>	MF/L
<b>SITE AREA:</b>	2.467 AC GROSS 2.41 AC NET
<b>TOTAL LOTS:</b>	32
<b>DENSITY:</b>	13.36 DU/AC
<b>COMMON OPEN SPACE:</b>	.96 AC (40.0 %)

## LIGHTING LEGEND

	NEW VERTICAL POLE SHOE BOX AREA LIGHT
	NEW VERTICAL POLE AREA LIGHT
NOTE: SEE ELECTRICAL PHOTOMETRIC PLAN FOR MORE INFO	

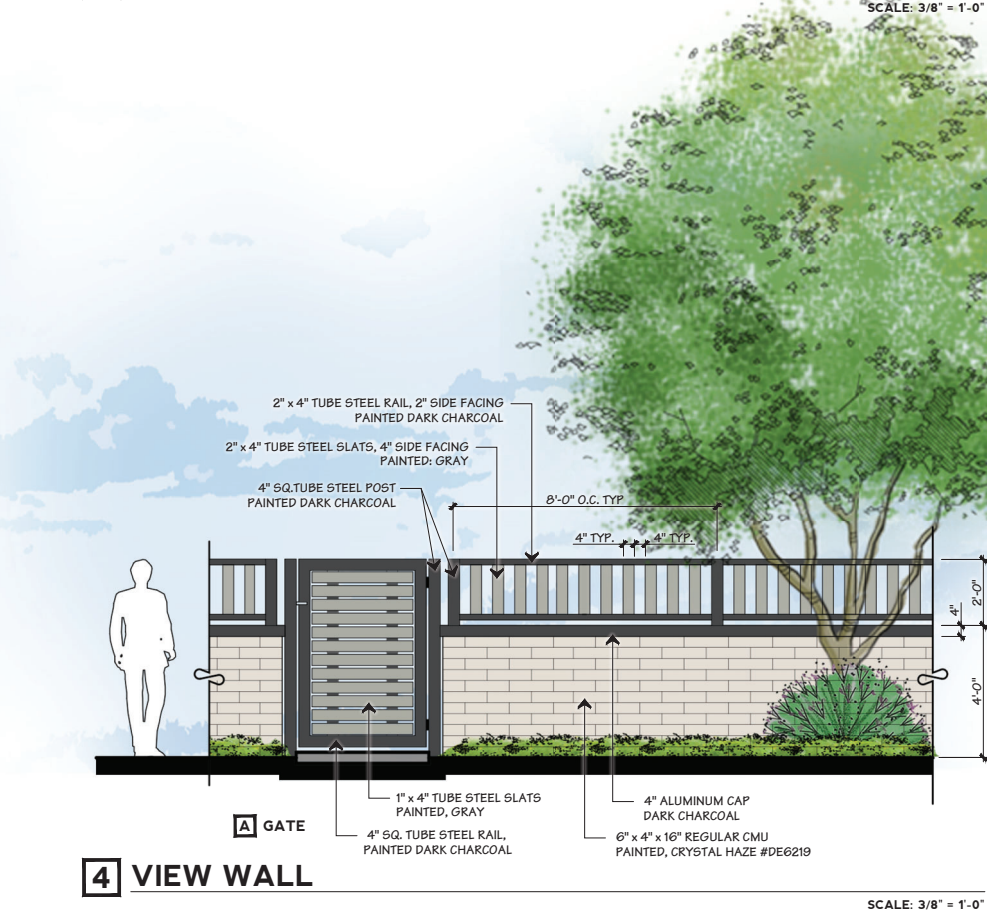
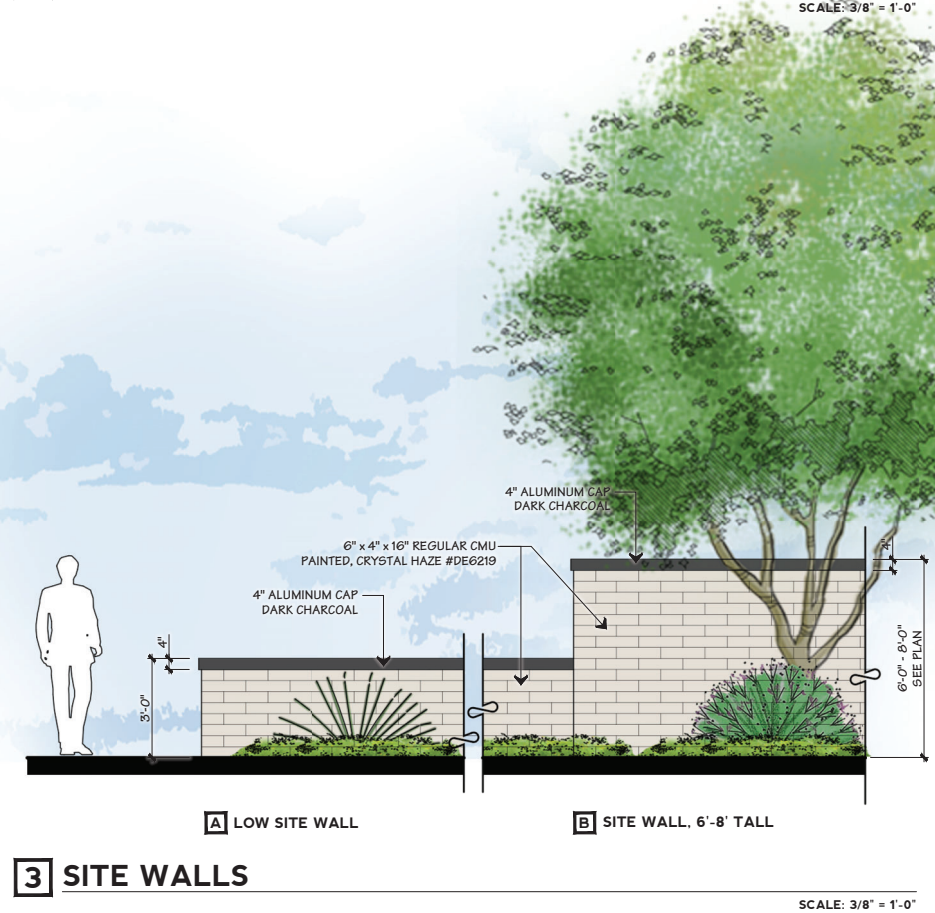
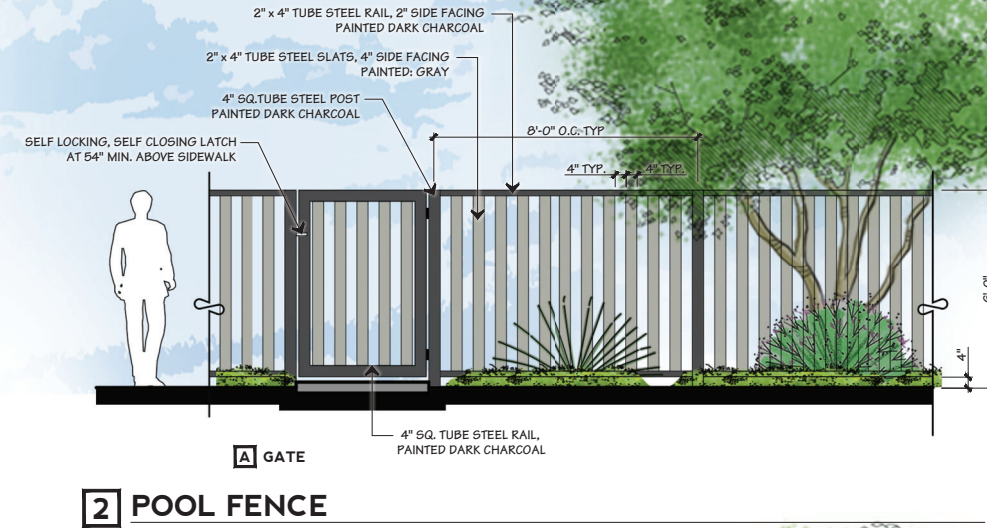
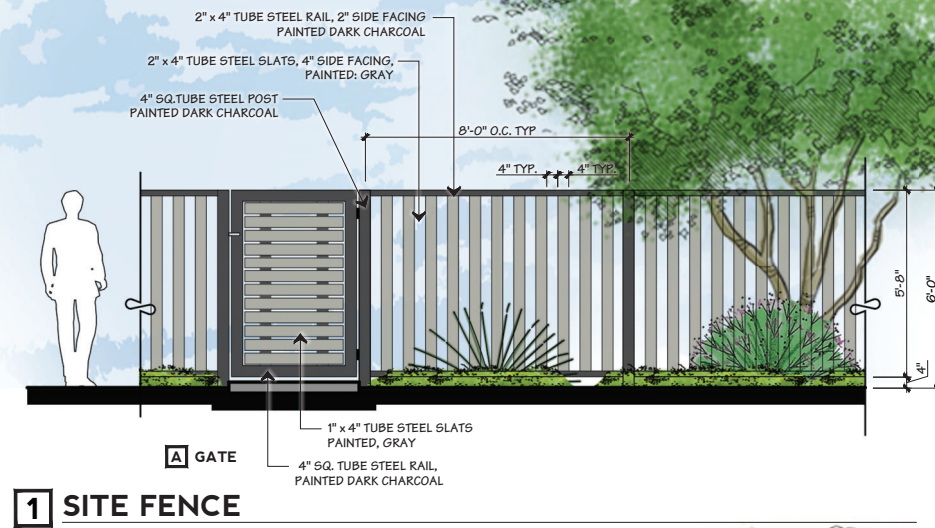




KEY	SYMBOL	DESCRIPTION
A		SITE FENCE SEE DETAIL 1/L3
B		POOL FENCE SEE DETAIL 2/L3
C		LOW SITE WALL SEE DETAIL 3-A/L3
D		SITE WALL, VARIES 6'-8' TALL SEE DETAIL 3-B/L3
E		VIEW WALL SEE DETAIL 4/L3
F		LOW SCREEN WALL SEE DETAIL 3/L4
EX		EXISTING WALL DO NOT DISTURB

KEY	SYMBOL	DESCRIPTION
		MAILBOX LOCATION SEE DETAIL 4/L4









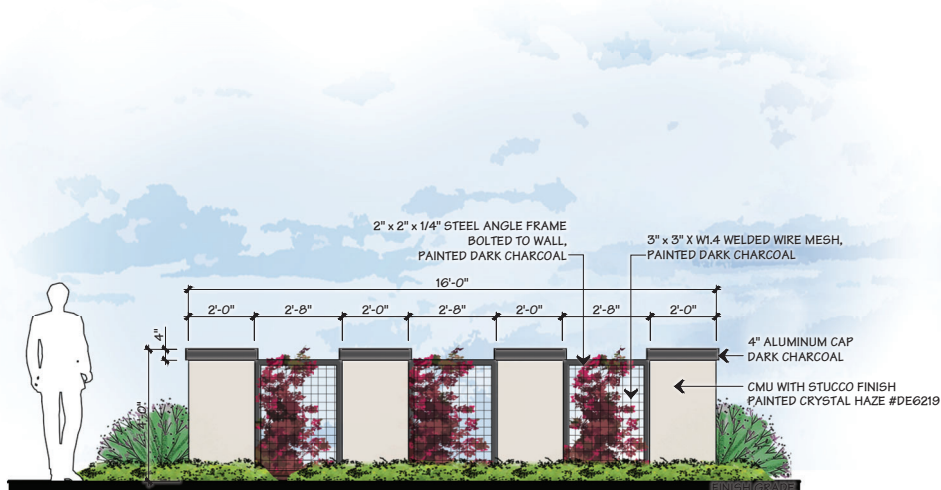
**1 GATED ENTRY**  
ELEVATION

SCALE: 1/4" = 1'-0"



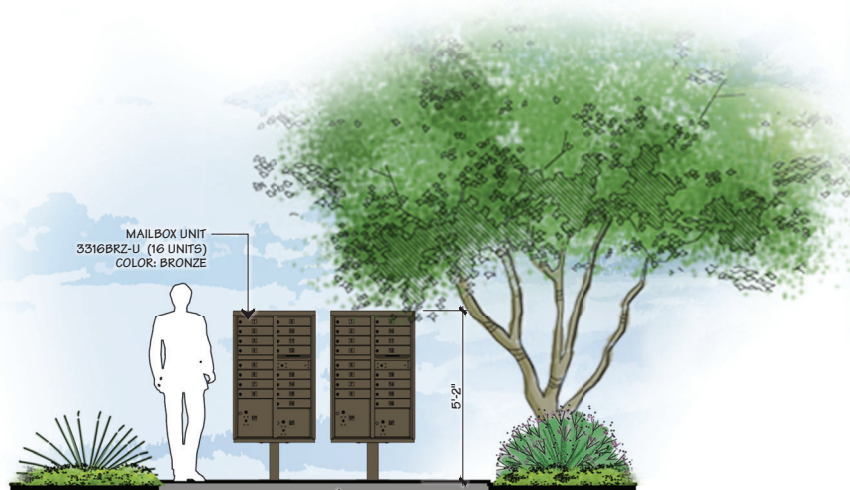
**2 ENTRY MONUMENT**

SCALE: 3/8" = 1'-0"



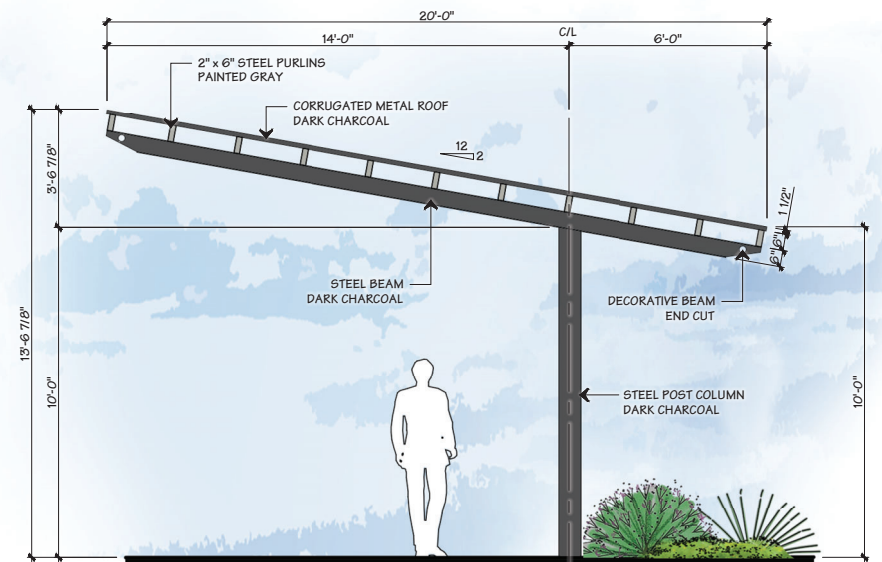
**3 LOW SCREEN WALL**

SCALE: 3/8" = 1'-0"



**4 MAILBOXES**

SCALE: 3/8" = 1'-0"



**5 24'-0" x 20'-0" POOL RAMADA**

SCALE: 3/8" = 1'-0"



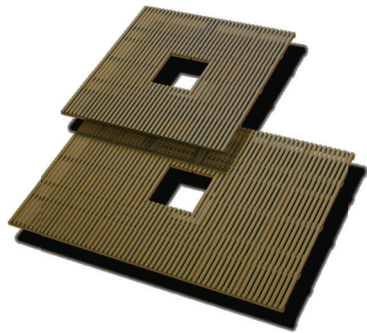
MANUFACTURER: THOMAS STEEL  
STYLE: AURORA FLAT BENCH  
MODEL: ARF-6-HS-P  
COLOR: BRONZE



MANUFACTURER: MADRAX  
STYLE: ORION  
COLOR: BRONZE



MANUFACTURER: THOMAS STEEL  
STYLE: STATE STREET  
COLOR: BRONZE  
SIZE: 32 GALLON



MANUFACTURER: IRONSMITH  
STYLE: METRO  
COLOR: CAST BRONZE  
SIZE: 4'-0" x 6'-0"

**1 BENCH**

SCALE: N.T.S.

**2 BIKE RACK**

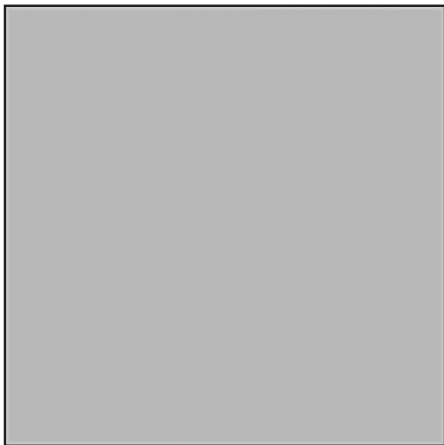
SCALE: N.T.S.

**3 TRASH RECEPTACLE**

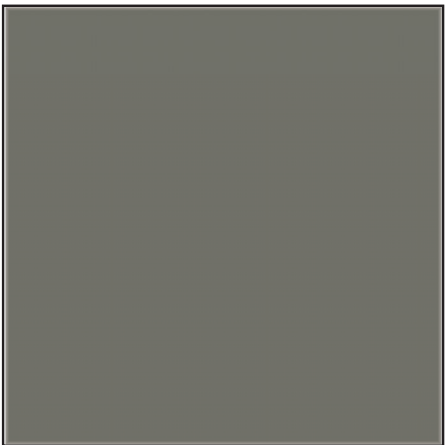
SCALE: N.T.S.

**4 TREE GRATE**

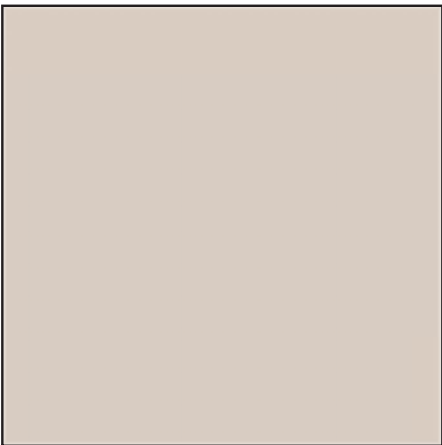
SCALE: N.T.S.



**CONCRETE**  
COLOR: REGULAR GRAY



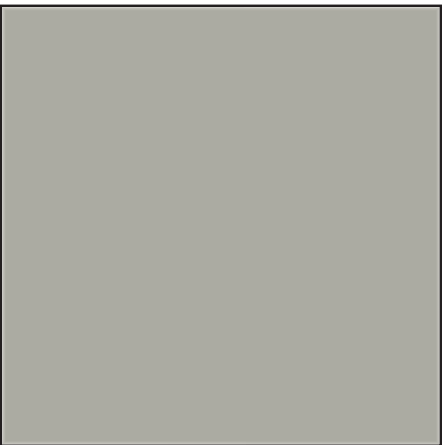
**COLORS CONCRETE WITH SALT FINISH**  
COLOR: DAVIS COLORS PEWETER B60



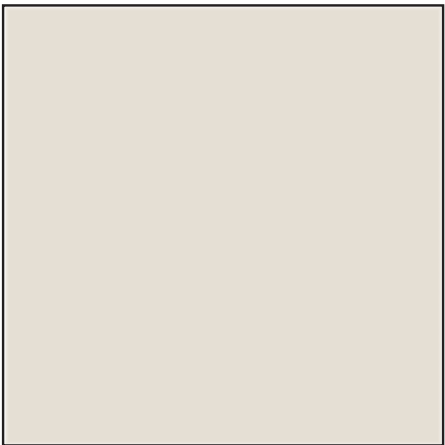
**KOOL DECK**  
COLOR: SAND BUFF



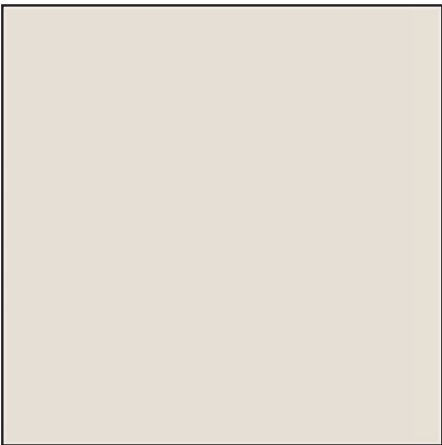
**ALUMINUM CAP AND STEEL FRAME**  
COLOR: DARK CHARCOAL



**STEEL SLATS**  
COLOR: GRAY



**STUCCO**  
COLOR: CRYSTAL HAZE #DE6219



**MASONRY**  
COLOR: CRYSTAL HAZE #DE6219



**BRICK VENEER**  
COLOR: GREY/BROWN/RED BLEND  
TO MATCH DIERK BENTLEY'S WISKEY ROW